



# Town of Pittsboro, North Carolina

Department of Planning

(919) 542-1655

## MEMORANDUM

TO: Bryan Gruesbeck, Town Manager

FROM: Stuart W. Bass, Planning Director

SUBJECT: REZ-2015-02  
Trillium Montessori

DATE: March 5, 2015

Trillium Montessori is proposing to rezone approximately .95 acres, at 1601 Hillsboro Street, from R-12 (Medium Density Residential) to C-2 (Highway Commercial).

Please see the attached Staff Analysis. The Planning Board recommended approval of this proposal at its regularly scheduled meeting on March 2, 2015.

Action Required: Establish a Public Hearing date for March 23, 2015.

Town Hall ~ 635 East Street ~ Pittsboro, NC 27312

Email: [swbass@pittsboronc.gov](mailto:swbass@pittsboronc.gov)

Phone: (919) 542-1655

Fax: (919) 542-2310

**STAFF ANALYSIS  
REZ-2015-02**

**APPLICANT:** Trillium Montessori  
10120 Green Level Church Road  
Cary, NC 27519

**PROPERTY:** Karen S. Campbell  
**OWNER:** 1601 Hillsboro Street  
Pittsboro, NC 27312

**LOCATION:** 1601 Hillsboro Street

**EXISTING USE:** Residential

**AREA:** Approximately .95 acres.

**EXISTING ZONING:** R-12 (Medium Density Residential)

**PROPOSED ZONING:** C-2 (Highway Commercial)

**ADJACENT LAND USES:** The property is within the general vicinity of the Powell Place Mixed Use Planned Development and the Bellemont Station Mixed Use Planned Development, south of the US 64 / 15-501 interchange.

North – Parcel immediately adjacent is zoned C-2, with a residential dwelling unit. Also Powell Place Mixed Use Planned Development and the former Hydro Tube South, LLC, zoned M-2.

South – Residential property lightly developed zoned R-12, Medium density residential.

West – Vacant Undeveloped Property, Zoned R-12.

East – Mix of small business, Foscoe Trading Company Buildings, (1734 Hillsboro Street) and Cooper Quick Stop, (1700 Hillsboro Street), and residential uses, Zoned R-12.

**ZONING HISTORY:** It appears that the property was originally zoned RA as reflected on the 1989 zoning map, but then changed to R- 12 in a 1992-1993 update.

**ANALYSIS:** The following staff analysis is structured to address the information that should be considered for a map amendment as outlined in the Zoning Ordinance and city zoning enabling statutes for the State of North Carolina.

1. Relationship of the proposed map amendment to the Land Use Plan and Future Land Use Map.

The Subject property is designated as Medium Density Residential Neighborhood, reflecting the current zoning. The medium-density residential neighborhood category would include residential developments with access to both public water and sewer services. Development in this area could include single-family homes, accessory apartments, churches, parks, community buildings, schools, swim or tennis clubs, and other neighborhood facilities. Clustering of lots, particularly in water supply watersheds, is encouraged as a way to provide common open space and recreation facilities.

Commercial and Mixed Use Categories are adjacent or within close proximity. The mixed use neighborhood category includes a mixture of land uses—including residential, commercial, and civic/ institutional—at a variety of densities. This category is intended to allow flexibility, while at the same time encouraging development that echoes the mixed development types found in older areas such as downtown Pittsboro. Three primary areas are indicated for this type of development: on the east side of town along US 64 Business and US 64 Bypass; on the north side of town near the US 64 and US 15-501 interchange; and on the west side of town near Central Carolina Community College.

The commercial category are areas that could be located with convenient access to US 64 Business and US 15-501, particularly near major intersections. Encouraged uses are those that benefit from convenient highway access, including general commercial, restaurants, building supply, light manufacturing, distribution, and professional services. Development in these areas should be well-planned with street-front and interior lot landscaping, coordinated building styles, attractive signage, and shared driveways/access where appropriate.

2. Suitability of proposed zoning district classification.

The current zoning is R-12 Medium Density Residential. This district is defined as medium density residential areas mostly single-family dwellings and certain open areas where similar residential development will likely occur. The uses permitted in this district are designed to prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

The proposed zoning, C-2 Highway Commercial District. This district is defined as certain areas that are primarily designed for citizens using the major highways that run through or around the City. The district is customarily located along the major arterial highways. This district is intended to provide retail, office and service areas for the benefit of residents in nearby areas and non-residents. This district accommodates intensive commercial uses such as shopping centers and strip centers as well as free-standing, highway-oriented business establishments. Included also are certain functions, such as warehousing, that are compatible with the primary uses.

3. Availability of public facilities.

Public facilities and services rendered by the Town of Pittsboro, water and wastewater, are available to the property. Currently, there is an existing water service.

4. Population change.

No population change is anticipated with a commercial use.

5. Transportation patterns.

The property is located US 15-501 (Hillsboro Street), a primary north south corridor and a Major Thoroughfare as designated on the Town's Comprehensive Transportation Plan. North Carolina Average Daily Traffic Counts at this location are approximately 13,000 vehicles. A Driveway Permit issued by NCDOT would be necessary prior to any additional development of the site.

**STAFF RECOMMENDATION:**

Staff Recommends approval of the proposed amendment. While not consistent with the Future Land Use Map, the property is a single parcel just under an acre in a location suitable for commercial type uses. Also, depending on the use, some institutional or neighborhood uses that are permitted in C-2 are referenced in the Medium Density Residential category, such as churches, parks, community buildings, schools, swim or tennis clubs, and other neighborhood facilities. Also, the size of the parcel, just under an acre, is a limiting factor on the intensity of any commercial development. It is a reasonable location for such zoning and would be

suitable for those uses permitted within the proposed district. There are also existing a number of commercial uses within close proximity.

An important issue for consideration is the location of the proposed parcel in relation to the surrounding zoning district. In this instance the parcel would be bounded by R-12 and C-2 zoning districts.

**PLANNING BOARD RECCOMENDATION:**

Adopted Staff's recommendation and forward to the Town Board of Commissioner's with a positive recommendation for approval.

# REZONING REQUEST REZ-2015-02

Trillium Montessori

Current Zoning: R-12  
(Medium Density Res)

Proposed Zoning: C-2  
(Highway Commercial)

<span style="color: red;">■</span>	Rezoning Request
<span style="color: blue;">■</span>	Lakes, Ponds & Rivers
<span style="color: yellow;">■</span>	Parcels
<b>Pittsboro Zoning</b>	
<span style="color: lightblue;">■</span>	O-1
<span style="color: red;">■</span>	C-1
<span style="color: orange;">■</span>	C-1 CU
<span style="color: yellow;">■</span>	C-2
<span style="color: lightgreen;">■</span>	C-2 CU
<span style="color: green;">■</span>	C-4
<span style="color: purple;">■</span>	M-1
<span style="color: pink;">■</span>	M-2
<span style="color: brown;">■</span>	MUPD
<span style="color: lightyellow;">■</span>	R-10
<span style="color: yellow;">■</span>	R-12
<span style="color: lightgreen;">■</span>	R-12M
<span style="color: green;">■</span>	R-15
<span style="color: lightgreen;">■</span>	R-A
<span style="color: green;">■</span>	R-A2
<span style="color: darkgreen;">■</span>	R-A5



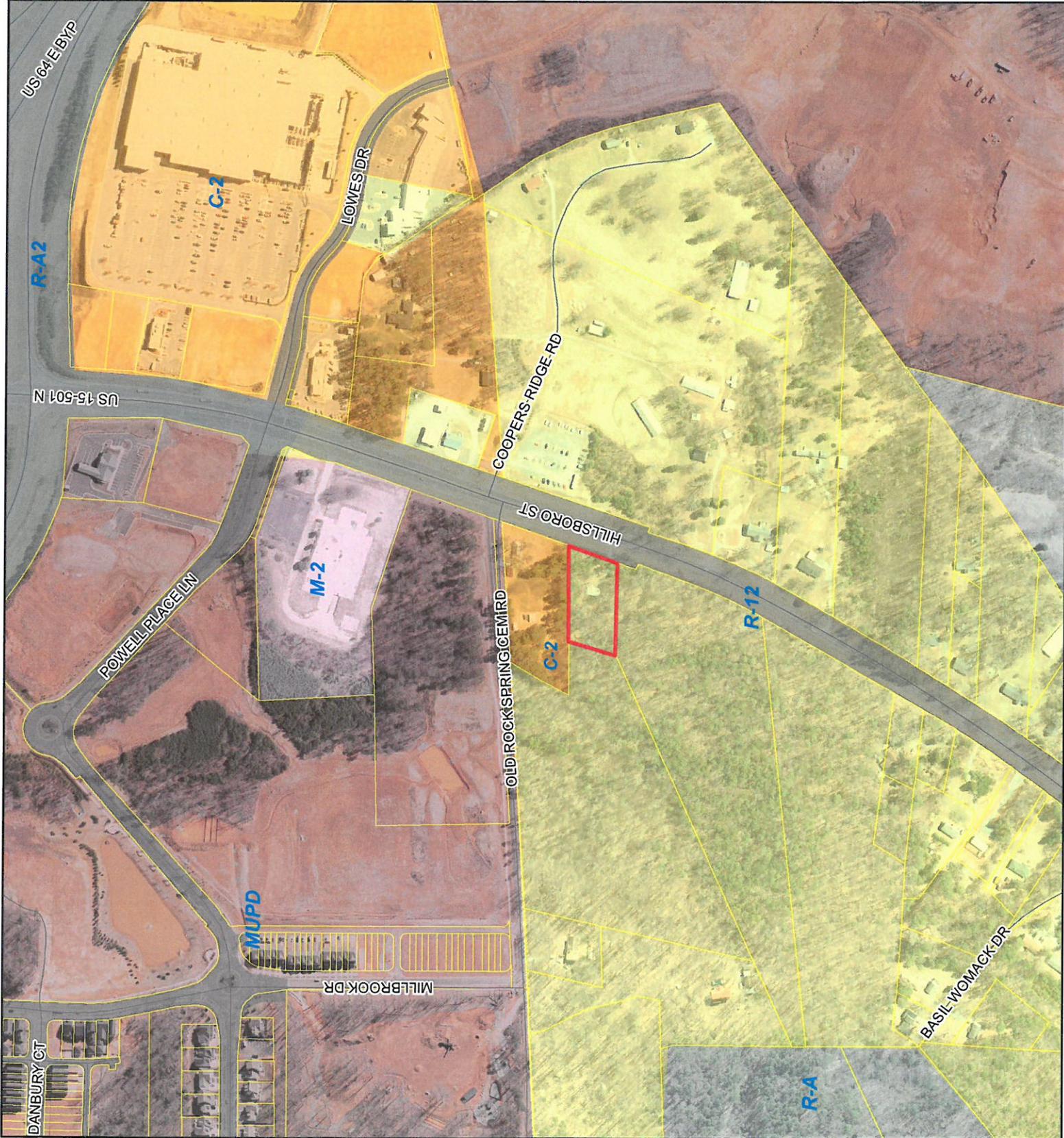
**NORTH**

January 25, 2015



Refer to the Zoning Ordinance for Zone descriptions.

1 in = 400 ft





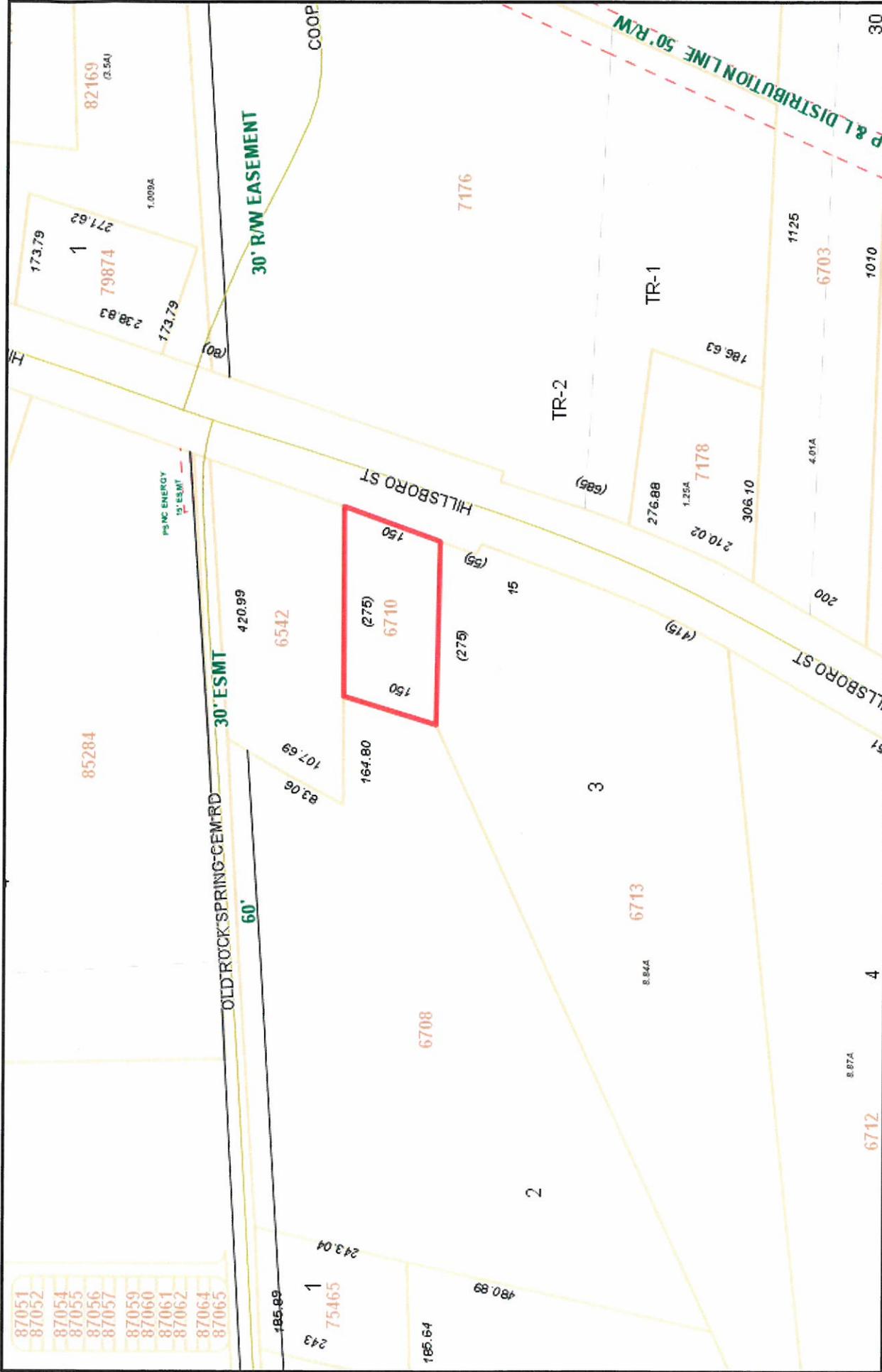
Deed Book: 773  
 Deed Page: 0033  
 Plat Book:  
 Plat Page:  
 Deed Acres: 0.95  
 Physical Address: 1601 HILLSBORO ST  
 Improvement Value: 26307  
 Land Value: 29250  
 Fire District: 201  
 Township Code: 5

Parcel Number: 6710  
 Map Number: 9742-95-7068.000  
 Owner Name: CAMPBELL, KAREN S  
 Owner Address: 1601 HILLSBORO ST  
 Owner City: PITT SBORO  
 Owner State: NC  
 Owner Zip: 27312  
 Tax Year: 2015  
 Description: K5-85A-1

**CHATHAM COUNTY, NC**  
**Property Map**  
  

 Disclaimer:  
 The data provided on this map are prepared for the inventory of real property found within Chatham County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

One Inch = 100 Feet



**CHATHAM COUNTY, NC**

**Property Map**

**Parcel Information:**  
 Parcel Number: 6710  
 Map Number: 9742-95-7068.000  
 Owner Name: CAMPBELL, KAREN S  
 Owner Address: 1601 HILLSBORO ST  
 Owner City: PITTSPORO  
 Owner State: NC  
 Owner Zip: 27312  
 Tax Year: 2015  
 Description: K5-85A-1

**Deed Information:**  
 Deed Book: 773  
 Deed Page: 0033  
 Plat Book:  
 Plat Page:  
 Deed Acres: 0.95  
 Physical Address: 1601 HILLSBORO ST  
 Improvement Value: 26307  
 Land Value: 29250  
 Fire District: 201  
 Township Code: 5

**Map Scale:** One Inch = 200 Feet

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**TOWN OF PITTSBORO  
ZONING DISTRICT CHANGE APPLICATION**

P.O. Box 759-635 East Street  
Pittsboro, NC 27312

Telephone (919) 542-4621  
Fax (919) 542-7109

REZ- 2015-02

I, (We) the undersigned, do hereby respectfully make application and petition the Board of Commissioners of the Town of Pittsboro to amend the Zoning Map of the Town of Pittsboro as hereinafter requested, and in support of this application, the following facts are shown:

**(1) Applicant Information:**

Name: SEEMI ABDULLAH  
Address: 10120 GREEN LEVEL CHURCH RD  
CARY NC 27519  
Phone No: (h) \_\_\_\_\_  
(w) 919-467-8569  
(m) \_\_\_\_\_

**(2) Landowner Information (as shown on deed)**

Name: KAREN S. CAMPBELL  
Address: 1601 HILLSBORO ST  
PITTSBORO NC 27312  
Phone No: (h) \_\_\_\_\_  
(w) \_\_\_\_\_  
(m) \_\_\_\_\_

Email: INFO@TRILLIUMMONTESSORI.COM Email: donna@carolinasonthernreality.com

**(3) Property Identification:**

911 Address: 1601 HILLSBORO ST  
PITTSBORO NC 27312  
S.R. Name: \_\_\_\_\_  
S.R. Number: \_\_\_\_\_  
Acreage: 0.95  
Flood map #: \_\_\_\_\_  
Flood Zone: \_\_\_\_\_  
Map Date (2-07-2007)

Tax Map #: 9742 00 94 6930  
Parcel#: 6710  
Deed Book: 773 Page: 0033 Yr: \_\_\_\_\_  
Plat Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Current Zoning District: R-12  
Watershed District: \_\_\_\_\_

**(4) Requested Zoning District**

C-2

